

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
AUGUST 8, 2016**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 7:30 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chair VanDeursen read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chair VanDeursen led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Conry, Aron, McDonald, Turner, Pohorely, Lopez, VanDeursen
Absent:	Post, Frascella
Also Present:	Steven Gruenberg, Attorney Robert Bogart, Board Engineer Susan Gruel, Board Planner

APPROVAL OF MINUTES:

Regular Meeting of July 11, 2016: It was moved by McDonald seconded by Conry to approve the minutes as presented.

ROLL CALL: Conry, Aron, McDonald, Turner
Pohorely, Lopez, VanDeursen
Ayes: 6; Nays: 0; Abstentions: 1(Pohorely)
Motion carried.

Executive Session of July 11, 2016: It was moved by McDonald seconded by Conry to approve the minutes as presented.

ROLL CALL: Conry, Aron, McDonald, Turner
Pohorely, Lopez, VanDeursen
Ayes: 6; Nays: 0; Abstentions: 1(Pohorely)
Motion carried.

RESOLUTION: None

APPLICATIONS:

NEPFUND REO, LLC: Minor Subdivision – public hearing

Alan Lowcher represented the applicant. At the last meeting the applicant discussed the contamination and remediation plan by JCP&L. Board requested a signed agreement between the two parties. The agreement between the applicant and JCP&L was forward to the Board. Mr. Lowcher stated that everything requested by the Board has been submitted. Demolition will start after JCP&L owns the property (approx. 60-90 days). They are requesting bulk variance relief. Mr. Lowcher discussed the positive and negative impacts. He feels there is no detriment to the public or zoning.

Exhibit A-2: Summary Agreement between the applicant and JCP&L

Mr. Pohorely asked if clean fill will be brought in to replace the contaminated soil and how many acres are involved. Mr. Lawson, Manager JCP&L Site Remediation, stated yes to clean fill but did not know the size of the area. Mr. Pohorely asked why they needed to subdivide and future use? Mr. Lawson stated that they need control of the property to remediate and that there is no proposed use as of now. Mr. Pohorely asked if there will be grass planted. Mr. Lawson stated that grass is possible, maybe gravel, or whatever is required by law.

Mr. Turner stated that the line could be moved to not require a variance for setback. Mr. Keough, NEPFUND Manager, stated that there was not enough room for access to the buildings. Mr. Pohorely commented that perhaps the agreement should have a date of completion. Mr. Lawson stated that the date depends on DEP, weather, etc. By law, they must be done by 2021. Mr. Pohorely asked about the affects to the neighborhood. Mr. Lawson stated that is will be similar to a construction project such as a shopping

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center. Mr. Turner asked if the plan had been sent to DEP. Mr. Lawson stated that it will be filed with DEP after ownership is complete. Mr. Turner asked how many other projects JCP&L has like this. Mr. Lawson stated 30+ properties.

Shawn Monahan, Esq., for JCP&L stated that there is no site plan approval needed and no buildings are proposed.

Open to the public:

Harold Warne came forward.

Exhibit W-2: 8/4/16 letter

Mr. Warne's letter was given to the Board. He asked about the variances requested. Mr. Gruenberg stated that they are only asking for side and rear yard setbacks. Mr. Warne asked why JCP&L has not filed a remediation plan. Mr. Lawson stated that they will comply with local law.

Ed Kearns, 9 Willow St., was sworn in. He asked when Hedges & Bros. site will be cleaned up. Mr. Lawson stated that it has not been done yet and will be completed with this site. Mr. Kearns stated that he received a notice regarding a classification exception area. Mr. Lawson stated that state law requires this area be identified due to water contamination.

Ralph Grassea, 3 Laurel Lane, Chester, NJ. Mr. Grassea stated that he owns 31 Willow Street and part of the road to this property. He is against this application.

Close public portion. All in favor.

Mr. Lowcher stated that he had nothing new to add. Mr. Gruenberg stated that this would be a minor subdivision approval with side and rear yard setbacks and planning variances. The new lot will be merged with JCP&L lot. Ingress and egress will remain. Mr. Bogart stated that there is a legal 20 ft easement. Mr. Gruenberg noted with the easement will remain and is not affected by the application.

Therefore, it was moved by McDonald, seconded by Conry to approve the application.

ROLL CALL: Conry, Aron, McDonald, Turner
Pohorely, Lopez, VanDeursen
Ayes: 4; Nays: 2(Turner, Aron);
Abstentions: 1(Pohorely)
Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Darrin Warne, S. Lincoln Ave. approached the Board. He asked if the street light is necessary by the tracks. He was instructed that it would be a Council matter.

Public portion closed. All in favor.

Mr. Turner stated that the minor subdivision checklist should be discussed with Mr. Schrek. Clerk will

COMMUNICATIONS:

No discussion. Motion to receive and file. All in favor.

ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk